

MUTUAL ONE

BOARD OF DIRECTORS MONTHLY REPORTS FOR

August 2016

(See information attached.)

Board Members, Shareholders and staff,

Most of our areas of concern are being address by this board. 1] Fire Prevention items to reduce insurance premiums. 2] Discussion on sewer project 3] Tackling our landscape issues. 4] Our 2017 Budget will have an increase in assessments. Remember- we have not raised our portion of fees for the past 3 years.

President's Council has held many discussions on our Security Department. Most feel that we have extended too many passes to family and friends. There have been abuses, which just proves some of our visitors have little respect for us or our policies. Watch the Leisure World news for any updates on this subject.

AS for the ongoing saga "The Globe" has a new and a different problem - the wrong type or size screw. However, the Grand Opening maybe sooner instead of later. Stay Tuned.

Director Barreras and myself interviewed many new shareholders to Mutual One in July. Please welcome: Unit 12A Joann St Aubin\ Lorraine Blankenship; 1B Joan Schwichtenberg; 9F Kim; 65G Bennett; 41B Pamela Emmons ; 25L Sattabutt; 31C Eitleman, and 24D Lingle.

Director Rahming has a new title: Chairman of our Welcome Wagon.

Reminder: The Hotline is for Non Emergency Issues Only! That means any water backup- or leak of any kind... Call Service direct or at nights or on weekends Call Security.

Another subject: Late Fees to avoid these charges we suggest you go to accounting and set up direct deposit. We do not waive any late fees.

Last, I must explain that many shareholders were concerned because of a flyer that was passed out. Some wanted me to verify that our Board approved this flyer. I shared that I appointed Director Phil Singer as Chairman of Carports\Parking. It seems this flyer indicated that he was the Recreation Committee. This confused everyone as Mutual One does not have a Recreation Committee. Many did not respond for that very reason. Sorry for this misunderstanding. Yes, he realizes that some of his questions pertained to Physical Properties and Landscape committees. His committee only wanted to include you in the process. Therefore, in the future, I will prepare the flyer so there will be no confusion.

Labor Day weekend is upon us. Do not do as I do: labor all day. So have a safe weekend.

Respectfully submitted, Sandra Luther Stark

August 25, 2016

Dear Mutual One Shareholders/Members,

Can you believe it....summer is almost over. The next time you hear from me it will be the beginning of the fall season! I hope you have enjoyed the LW Summer Concerts and our Saturday Night movies in the amphitheater. Beginning in September, the Saturday Night movies will continue. Check the LW news for the movies that will be shown. The July 4th celebration and barbecue was very well attended, too. Let me know of any activities or shows you would like to see in the future, because we are in the planning stages for next year's entertainment.

The Golden Rain Foundation Board of Director's (BOD) met on Tuesday, August 23rd and the following is a re-cap of the meeting:

1. The BOD approved the appointment of the Community Access Ad Hoc Committee for the creation of a general policy pertaining to passes.
2. The BOD rescinded Policies 4121-20, 4156-30, and 4190-20. these are polices about position descriptions, hiring practices and anti-fraud.
3. The proposed Modification of 401K contributions for employees was referred back to the Executive Committee for further review. The proposal would change the Employer match from 4% to 3% effective January 1, 2017.
4. The BOD rescinded Policy 2291-31; Service Repair Order (SRO) Labor Rates. The rates will be reviewed annually.
5. The BOD approved the Physical Property Department permit fee of a minimum of \$25 or 1% of the project cost, whichever is greater on all permits required by mutuals, effective January 1, 2017.
6. The BOD approved the non-renewal of the Blanket Special Risk Insurance, otherwise identified as Volunteer Participant Accident Insurance.
7. The BOD approved to amend Policy 5536.1-33; Guest Passes, increasing the cost from \$5 to \$10 for replacement passes and/or additional guest passes exceeding the four annual passes available per unit at no cost.
8. The BOD approved to amend Policy 3325-31; Purchase Requisitions of Non Standard Items. The Purchase Department does not research or purchase non-standard items for individual shareholders/members nor for organizations.
9. The BOD approved to rescind Policy 2132.33, Homestead Declarations because it is not relevant to the Golden Rain Foundation.
10. The BOD approved to award the flooring contract to Bixby Plaza Carpets to replace flooring in Clubhouse Four not to exceed \$87,365.

11. The BOD approved to adopt Policy 1409-50; Amphitheater Dancing, defining the areas available for dancing during Amphitheater performances.
12. The BOD granted Conceptual Approval of a Gate Access Control System.

The following is information taking place in individual committees:

1. **Strategic, Planning Ad Hoc Committee**
 - The Committee concurred to incorporate the use of a spreadsheet, based on the Reserve Study to have a true picture of LW assets and visions.
 - The Committee discussed the process of re-branding LW into a more independent adult living community.
2. **Security, Bus & Traffic Committee**
 - Update the Guest Pass System
 - Repairs to the Mini-busses
 - Role of Security in LW
3. **Physical Properties Committee**
 - Draft documents to secure qualified proposals for Committee review and recommendation to the GRF BOD for street improvements to the St. Andrews Gate and vicinity.
 - Recommend to the GRF BOD acceptance of the proposed modifications to traffic control devices throughout Trust Property for conceptual approval, in compliance with recommendations from CAMUTCD.
 - The Paving Project of selected Trust streets will be reviewed at the next meeting.
 - The Committee voted to deny the project of additional parking at Clubhouse One.
 - The Committee will review vehicle charging at the next meeting.
 - The Committee will review Amphitheater Bathroom repair costs at the next meeting.
4. **Executive Committee**
 - Committee members will draft a Code of Ethics for the Committee's review at the September meeting.
 - Committee requested that the Executive Director present sample uniforms for the Committee's review at the September meeting.
 - Committee requested ITS Systems Analyst to provide printed copies of the sample policy re-numbering on LW web site pages.

5. **Architectural Design & Review Committee**

- The Committee will select a Logo after they receive the final mission statement from the Strategic Planning Ad Hoc Committee.
- The Committee selected the paint colors for doors and the stone behind the dais in Clubhouse Four.
- The Committee will establish a tree approval sub-committee.
- A Holiday Christmas Decoration Sub-committee will be formed.
- The Committee will schedule a bus tour of Trust property.
- The Committee requests that staff provide costs to repair the Leisure World sign.

6. **Publications Committee**

- The Committee will recommend to the GRF BOD, rates in 2017 for the Golden Age Foundation (GAF) of \$100 for full page ads and \$50 for half page ads.
- The Committee concurred to provide advertisements in various languages spoken in the community with English translations in the LW News.

As you can see, things are very busy in our Leisure World community. Your attendance is requested at Committee, Golden Rain Foundation and Mutual One meetings to insure that your voices are heard.

Enjoy the remaining days of summer and I hope to see you soon.

Best regards,



Leah Perrotti
GRF Director Mutual One

25 August 2016

Physical Property Report

The committee is in the process of making a list of all the patio's that need to be inspected for, safety and healthiness of patios by approved standards.

There are many patios that are not maintain, clean, clear of obstacles impeding emergency movement, and assure elements for health living to the entire building. All patio window spaces must be kept clear at all times to facilitate emergency exit, which at this time is not being done. We will be periodically inspecting the units by the Mutual inspector, and a mutual director.

By John Barreras

Landscape Report—August 2016

August 24, 2016

Board of Directors and Shareholders:

I have met with Andre landscaping bi-weekly during the past month to resolve and oversee landscape and lawn maintenance issues. One of the most troubling continues to be the grassy areas, particularly those with significant thatch build up. Mr. Michael Henry, turf management expert from the CA. Agricultural extension office, suggested some methods of dealing with our mix of grasses. I will also be attending the Turfgrass Research Field Day at UC Riverside to get a better understanding of these grasses and proper and best practices maintenance. During a recent budget meeting I suggested that money be put aside to address these sorts of issues—dethatching, scalping, reseeding, and sprinkler repairs.

Another issue is ongoing maintenance and problems with our sprinkling system. I have asked Joe Andre to reset the sprinklers as they seem to be going to late in the day (to 6:30 AM and sometimes later), causing concerns from many of our shareholders. Some get wet while trying to go to their cars, others just concerned with what seems to be over watering during a draught. The sprinkler system seems to have some major breaks and we are addressing these on an as needed basis. It appears that some green space areas do not get enough water, some too much. I have not yet received the report from the Water Wise Consulting, the organization that provided grants to various entities in this particular watershed, which was secured by Kathy Almeida. My hope is that we will be seeing that report soon.

Andre landscaping has responded quickly and responsibly to the various requests I have made with particular shareholder's needs. They have adjusted the mowers to a higher level, blow away from patios etc. Debris continues to pester some shareholders. I have asked that those areas receive particular attention, to ensure that the mowers have bags and receptacles to catch the clippings. We shall see how many calls I get this week.

I have also reviewed a "punch list" of concerns that my predecessor had regarding landscape issues and most all have been resolved. A few outstanding issues remain and those will be addressed in the coming months (i.e. palms in flower beds that exceed size limits, birds of paradise, and ficus trees that are non compliant). In the next few months we will be planting trees in the areas where trees were removed last year.

Attached are the weekly reports and status of landscape issues reported and resolved. Issues regarding sprinkling and watering continue to plague the lawn areas of Mutual One.

Sincerely,

Donna Gambol
Landscape Chair

August 7, 2016

Landscape Committee Report

Donna Gambol, Chair

Date	Unit #	Resident Name	Problem	Response	Resolution Action
8/1	M2	Del Baker	Reports sprinklers at Church Street/Thunderbird, over spraying on roadways and cars.	Andre	To be adjusted
8/1	55K	Catherine Reiner	Greens not getting water, need new trees?	Andre	NAT
8/1	23K	Joan Eisenhart	Water leak in grassy area	Andre	fixed
8/1	8B	Bernice Conway	Flower bed, needs green flags, would like some weeding	Andre/Gambol	Completed, delighted!
8/2	13F	Leah Perotti	Caterpillars overtaking willow tree, leaves stripped	Andre/Noah	resolved
8/3	1G	Ji Nam	Sprinklers coming on too much, we are in a drought, grass too green	Gambol/Andre	addressed
8/3	16Y	Sally Steenberger	Requests a quote for special landscape service, to purchase and plant bottle brush shrubs along her south side-photos sent	Andre	Quote to shareholder
8/3	16Y X		Sprinkler Valve seeping, area adjacent fully saturated, still filled with water when stepped on at 3:00 PM	Andre	fixed
Mutual 2	16 17	Del Baker	Reports sprinklers going strong well into the morning hours (after 9:00 AM, spraying water on cars and directed more toward street than grass area. Carport Areas 16-17	Andre	
8/3	69E	Connie McClellan	Has concerns about landscaping wants to discuss, will meet with her on 8/8	Gambol	Andre to adjust blowing/bagging
8/3	8B	Alette Gravelle	Wants landscapers to weed her flower beds, she will direct a few plants to be moved slightly....	Andre	Completed, delighted!
8/3	47H	Dana Ingram	Reports sprinklers on well into mid morning, water runoff extreme....others noted as well	Andre	
8/3	14K	Phyllis Goar	Thank you to the groomers!! Very pleased with your work	Andre	Yeah!
8/2	36A	Betty Halbert	Someone said they'd remove tomato plants??	Gambol	
8/6	57G	Donna Mitchell	Wants bush taken out of flower bed area.	Andre	
8/6	29G	Kathy Rose	Sent good wishes regarding the blower's improved methods	Andre	Thank you!!

Landscape Committee Report

Donna Gambol, Chair

Date	Unit #	Resident Name	Problem	Response	Resolution Action
8/7	51K	Fred Brandhorst	Reports landscapers still blowing debris on patio. Sprinkler unit in front of his place is leaking	Andre	
8/7	M-1	DJ Gambol	Requested estimate for dethatching, scraping and aeration of lawn areas for budget purposes	Andre	completed
8/9	13C	Shenju Cheng	Broken sprinkler in front of 14 K	Andre	
8/9	36K	Betty Chatum	Reports grass is dying...let's check sprinklers in area	Andre	
8/10	69L	Louis & Suzanne Igo	JoAnn Zahn (niece) called regarding water hitting windows	Andre	
8/10	69H	Robert Russell	Water is shooting out into the street and hitting cars pouring down gutters	Andre	
8/10	57G	Donna Mitchell	Sprinkler does not seem to be working, grass dried out	Andre	
8/10	27K	Ronald Rasimus	Sprinklers not working in his green area	Andre	
8/10	6K	Elaine Condon	Hibicus in her garden area needs significant trimming.	Andre	
8/10	69E-F	Connie McClellan Fred Edworthy	Would like the garden bed adjacent to the wall between carport and sidewalk to be cleared and replanted with "snowbird" bush. Would like ficus plant to be removed. Bed currently has very large pot with giant geranium plant and "volunteer tree" that soon will lift sidewalk.	Andre	
8/10	LR 15		Oddly trimmed plant (hibiscus?)—photo sent.	Andre	

SIGN-IN SHEET

BOARD OF DIRECTORS MEETING

MUTUAL NO. ONE

DATE: AUGUST 26, 2016

	SHAREHOLDER/GUEST NAME
1.	David Julian
2.	Midge Bash
3.	Betty Hacke
4.	Mark Scott
5.	Bill O'Brien
6.	Susan O'Brien
7.	Kathy Elliot
8.	Timothy Kearns
9.	Irene Strobel
10.	Larry Stephenson
11.	Dennis Klaprod
12.	Randy Mitchell
13.	Donna Mitchell
14.	Veronica Powell
15.	Betty Scharf
16.	Dorothy Geisler
17.	Jan Peterson
18.	Donna Bocoskey
19.	
20.	